



Building Features and Specifications

BUILDING AMENITIES

- We are proud to build The Kavanaugh as a NON-SMOKING project - smoking is prohibited in all suites and anywhere else on the property, a benefit shared by all owners.
- Double-glazed, low-E hardcoat sealed panes for all windows and doors in maintenance-free anodized aluminum frames with screens on all operable windows and doors.
- Each suite has a large balcony or terrace.
- All season rooftop sunset lounge, connected to an outdoor rooftop terrace.
- Two storey residential lobby containing furnished reception lounge.
- Mezzanine level, equipped fitness centre.
- Mezzanine level two-bedroom Guest Suite.
- Mezzanine level multipurpose lounge and meeting room.
- Wireless internet throughout designated common areas.
- Indoor bicycle storage, repair room and air station.
- Elevators serving all floors and parking garage levels.
- Indoor underground parking for residents.
- Conduit and junction box network in the underground parking levels to assist the condominium corporation should it wish to provide a means of charging electric (Hybrid) vehicles for residents in the future.
- Visitor parking.
- Pet wash station.

- Car wash supply tap, hose and brush in designated areas in the underground parking levels.
- Retail village courtyard off Beechwood.
- Workshop room.

SAFETY AND SECURITY

- Residential entrance vestibule to control visitor access, entry display kiosk with a telephone-permission entry system and a security camera that lets you view the vestibule on your television.
- Strategically placed security cameras record activity in specific public areas.
- Exterior security lighting.
- Remote control transmitters and a manual keypad provide access to the indoor parking facilities.
- Each suite contains a rough-in for an individual security system.
- Fire sprinklers in each suite and throughout all common areas of the building.

STRUCTURAL DESIGN, INSULATION, SOUND-PROOFING

- *Structural concrete building* with concrete floor slabs, columns and roof slab or engineered combined steel structure and concrete slabs *as designed by our structural engineer.*
- All floor and wall assemblies are designed in coordination with *our acoustical engineering consultant* to provide *superior sound-proofing*: the consultant designs, inspects and tests the construction to ensure noise reduction surpasses required standards.
- *Party walls* consist of two metal stud walls separated by 1" air space, batt insulation between each stud on both walls, and two layers of 5/8" fire-rated gypsum board on each side of the assembly with staggered joints and perimeter wall acoustic sealant.
- *Corridor walls* are composed of metal studs, batt insulation between studs, two layers of 1/2" fire-rated gypsum board on both sides, along with perimeter wall and ceiling acoustic sealant.
- *Partition walls* in suites consist of steel studs with 1/2" gypsum board on each side.
- *Exterior walls* consist of 1/2" gypsum board, 6 mil. poly vapour barrier, steel studs filled with R-12 batt insulation, glass matt wall sheathing, blue skin weather barrier, R-7.5 rigid insulation, 1" all inside a brick and spandrel panel exterior.
- *Roof membrane system* as designed by *our building envelope engineering consultant.*
- *Balconies* consist of a concrete floor slab with anodized aluminum railings and frames enclosing glass panels.

- *Terraces* consist of patio slabs on top of a waterproofed concrete floor slab with anodized aluminum railings and frames enclosing glass panels.

NOTE: Any exterior and interior architectural or digital renderings of The Kavanaugh project or any portion of it and any scale or digital model of the building and its surroundings are artistic impressions only, designed to convey the general look and feel of the final product. They do not necessarily represent the final design or finishing details. Furnished models in our Sales Centres may display some upgrades – ask our Sales Representatives to identify any upgrades on display.

We take pride in our projects and complete each one in accordance with its design intent and listed features and specifications. Still, in the course of construction when on-site complications, availability of building materials or unforeseen situations require us to make changes, we reserve the right to do so - to change the plans, design, features and specifications, to relocate equipment and access panels and to substitute materials, suite fixtures, equipment and appliances, where the changes are considered by us to be necessary provided changes in materials, suite fixtures, equipment or appliances are of *equal or better* quality.



Suite Features and Specifications

KITCHEN

- Each Suite features a Domicile signature kitchen, state-of-art stainless steel appliances – Energy Star® counter-depth fridge and dishwasher, gas cooktop, electric wall oven, and an integrated hood fan.
- ¾" granite counter tops from our standard selections.
- Contemporary flat panel wood and laminate kitchen cabinet finishes with counter lighting, tile accent backsplash, taller upper cabinets, and hardware from our standard selections.
- Undermount single stainless steel kitchen sink with contemporary water efficient single lever faucet complete with pullout spray.

BATHROOM

- Each bathroom features a contemporary vitreous china vessel on a ¾" granite countertop* and a flat panel wood or laminate vanity cabinet; ceramic floor, shower wall and tub surround tiles from our standard selections; full vanity width framed mirror; toiletries cabinet; and contemporary water efficient taps, faucet and shower head for the sink(s) and tub/shower.
- Each bathroom includes a white acrylic tub with tile skirt and tile surround or a tile and glass enclosed shower on an acrylic base, where shown on the individual suite floor plan.
- Each tub and shower includes an Invisia corner shelf with integrated support bar.
- Right height, elongated dual flush toilet with soft close seat.
- Your choice of tile grout from three standard colours selected by Domicile.

(* Granite vanity countertop limited to the same granite selection made for the kitchen.)

DOORS

- The suite entry door is a solid-core, flat-panel, 90" high door with a brush-steel levered handle, dead-bolt lock and a security viewer.
- Interior room doors are a hollow-core, flat panel 90" high door with a brush-steel levered handle.
- Sliding doors, where shown, are 90" high hollow core wood panels.

FLOORING

- Choice of prefinished engineered laminate wood flooring through all living, dining, kitchen, bedroom, den, hall and entry areas in your choice of one finish.
- Choice of floor tiling for all bathrooms from Domicile's standard selections, includes 12"x 24" tiles.
- Mechanical and laundry rooms receive ceramic floor tiles selected by Domicile.

PAINT

- Choice of one Eg-Shel Zero VOC latex paint colour for all walls, doors, baseboards and door frames from our standard light coloured selections. Ceilings are painted in the same colour with Eg-Shel Zero VOC latex paint in a flat finish.

CEILING & TRIM

- Ceilings for the suites on the 2nd to 8th floors are approximately 9' high* and for the suites on floors 9 and 10 are approximately 10' high*; (*not taking into account dropped ceilings, bulkheads and floor finish thickness).
- Ceilings are painted, smooth finished surfaces consisting of a coat of plaster applied directly to the underside of the slab, except for dropped portions which are gypsum board on steel stud framing.
- 5 1/2" wood baseboards; 3" wood door casing in all suites.

CLOSET, STORAGE & LAUNDRY

- Closets include maintenance-free shelving and closet rod.
- Each suite has linen storage with 5 open shelves.
- Upon occupancy, each suite will be assigned one storage locker in one of the designated locker facilities.
- Energy Star® front-load, white washer stacked with a front-load white dryer.

LIGHTING & ELECTRICAL

- Each suite has its own hydro meter, and circuit-breaker panel.
- Light fixtures in dropped ceiling areas and bathrooms are recessed pot lights; and each suite will receive one switched capped ceiling outlet intended for the dining area where applicable.
- USB combination receptacle in kitchen area.
- Each suite has a combined smoke and carbon-monoxide detector; heat detectors and alarm horns form part of the central alarm and sprinkler systems.
- White Decora switches and plugs.
- Each balcony or terrace has one weatherproof electrical outlet and an exterior light.
- Each shower and tub has a waterproof ceiling light.

HEATING, AIR CONDITIONING AND VENTILATION

- Forced air system heats and cools on demand by way of an individual heat pump unit located in your suite, controlled by your own thermostat.
- Central gas hydronic boilers supply heated water on demand to the heat pump when heating operation is required; the heating costs of the boilers are shared by condo owners as part of their common expense fees.
- Suites receive air conditioning on demand from a compressor in the heat pump unit which runs on electricity connected to each suite's hydro meter.
- Domestic hot water is supplied to your suite from a high-efficiency, central gas-fired hot water boiler; hot and cold water are included in your common expense fees.
- Gas cooktop hood fan, dryer vent and bathroom fans all exhaust directly outdoors through separate independent horizontal ducts concealed in dropped ceiling bulkheads.

TELEPHONE & CABLE & INTERNET

- Each two-bedroom suite receives 3 telephone and 3 cable outlets; each one-bedroom suite receives 2 telephone and 2 cable outlets.
- Each suite is pre-wired two ways with Rogers Cable and with Bell's Fibe fibre optic cable.

GAS OPTIONS

- A gas line to your balcony or terrace for a BBQ is available as an option.

[Note: Gas line for the gas cooktop is included with each suite.]

MAINTENANCE FEES

MONTHLY CONDOMINIUM MAINTENANCE FEE INCLUDES:

- Hot and cold water.
- Heating on demand to your suite heat pump.
- Heating and cooling of building common areas.
- Gas and hydro for common areas of building
- Insurance for your suite and base building.
- Maintenance and repair of building/property and its features, including landscaping and snow removal.
- A reserve fund contribution that builds a fund for major repairs and replacement items associated with the building.

EXPECTED MONTHLY HOUSEHOLD EXPENSES:

- Electricity consumed in your suite – billed to you based on consumption recorded by your individual hydro meter: typically for your lights, appliances, heat pump operation and exhaust fans.
- Gas used in your suite by your gas range, or BBQ – billed to you based on consumption recorded by your individual gas meter.
- Insurance on your contents and up-grades.
- Property taxes.
- Cable, phone and internet costs.



Green Initiatives

- We are proud to build The Kavanaugh as a **NON-SMOKING** project - smoking is prohibited in all suites and anywhere else on the property, a benefit shared by all owners.
- Benefit from significant energy savings delivered by our **superior building envelope**.
- **High efficiency building HVAC equipment**.
- **An efficient heat pump** in each suite for heating and cooling.
- Zero VOC emitting **paint, low-emitting coatings, sealants, adhesives and flooring**.
- **Efficient landscaping techniques and roof treatments**.
- We are installing **individual hydro and gas utility meters** for each suite.
- **Water efficient fixtures including dual-flush toilets, water-efficient showerheads and faucets are all standard in every suite**.
- **Facilities that support a healthy and green lifestyle are integrated into the overall design and include a fitness centre, central recycling centre, and bicycle storage rooms**.
- **Our special commissioning procedures ensure that the building and its systems are operating as they were designed**.
- We are selecting materials that make a difference. These include **materials that don't off-gas, materials sourced from within our region, and materials with recycled content in them**.
- We are planning to **divert over 75% of any construction waste we generate from landfill**.